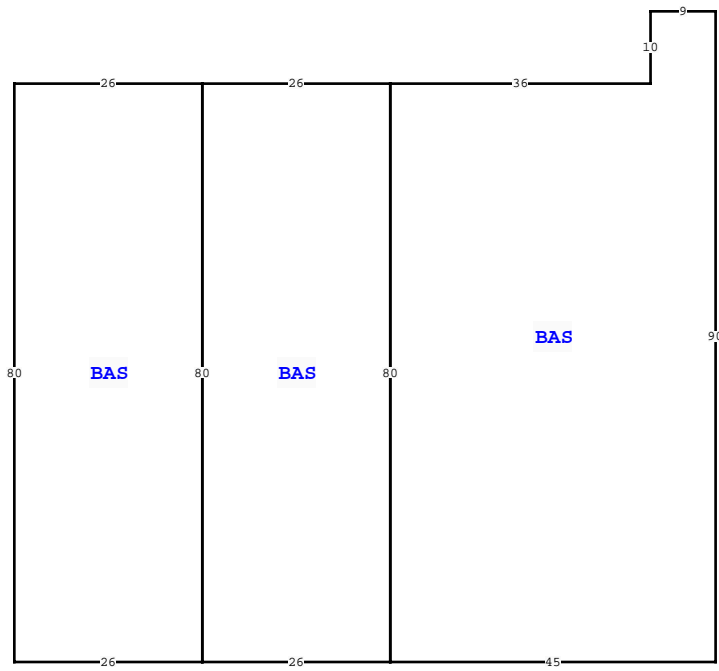




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	21	STONE	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	07	ENG PACKGE	100
Heating Type	09	ENG F AIR	100
Fixtures		21	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		0	100
Stories	1.	1.	100
Units		3	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,080	100	
BAS	2,080	100	
BAS	3,690	100	
TOTALS	7,850		7,850 994,616

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SHOP COMTY	0%	- 2021									Heated Area: 7850 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		994,616
TOTAL MARKET OB/XF VALUE		43,950
TOTAL LAND VALUE - MARKET		1,103,981
TOTAL MARKET VALUE		2,142,547
SOH/AGL Deduction		0
ASSESSED VALUE		2,142,547
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,142,547
TOTAL JUST VALUE		2,142,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,115,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046694	Electrical Servic	150	03/09/2023
18-0181	REMODEL	0	04/06/2018
16-0829	COMMERCIAL	0	09/23/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/1689	3/23/2020	WD U	I		37	3,500,000

GRANTOR: HUTTON GLEASON PLACE
GRANTEE: OPPER JON B REV TRU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	1,500.00	UT	2.25	2.25	100	2017	2017	3	100	3,375	
2	0260	PAVEMENT-A	0	0	0	19,500.00	UT	1.85	1.85	100	2017	2017	3	100	36,075	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0253	LIGHTING	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	
5	0296	SHED METAL	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF										43,950						
LAND DESCRIPTION										2141 W US HIGHWAY 90 , LAKE CITY						
BLD DATE		LGL DATE														
XF DATE		LAND DATE	05/11/2026	MLU												
INC DATE		AG DATE														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W9 S10 W36 S80 E45 N90 \$									
BAS=[ORIG=-45,10] W26 S80 E26 N80 \$									
BAS=[ORIG=-71,10] W26 S80 E26 N80 \$									

LAND DESCRIPTION										TOTAL OB/XF										43,950						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	1600	C	SH CTR COM	0		CI	0.00	0.00	57,499.00	SF		1.00	1.00	1.20	16.00	19.20	1,103,981									